

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that a use permit for off-street parking in a residential zone would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 9th day of September, 1981, that a use permit for off-street parking in a residential zone, in accordance with the site plan prepared by G. W. Stephens, Jr. & Associates, dated January 29, 1981, and marked Petitioner's Exhibit 2, should be approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The use of the D.R. zoned parking area shall be restricted to between the hours of 7:00 a.m. and 9:00 p.m. and shall be barricaded when the building is not in use.
2. Parking spaces are not to be rented or used by persons other than those having business on the subject property; tow-away signs are to be posted and indicated on the site plan.
3. Delete the hours of lighting shown on note "D" on Petitioner's Exhibit 2.
4. Comply with Section 409.4 of the Baltimore County Zoning Regulations.
5. Submit a separate and detailed landscaping plan required for approval by the Current Planning and Development Division, including but not limited to the following:
 - a. dumpster area to be screened,
 - b. lights of the cut-off variety shall be regulated so that illumination will not fall on residential areas, and
 - c. compact screening, a minimum of six feet in height, including thorned shrubs, shall be installed along the perimeter of the D.R. zoned portion of the subject property in addition to the "typical screening" indicated on Petitioner's Exhibit 2.
6. Submit a revised site plan, incorporating the above applicable restrictions, for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

Jan M. H. Jones
Deputy Zoning Commissioner of
Baltimore County



March 17, 1981

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson Maryland 21204
Att: Mr. N. Commodari

Re: Item #162
Owner: Paul M. & Eleanor C. Harrod
Location: W/S Harford Rd (Route 147) 110' N. of Fifth Ave.
Existing Zoning: BL-CNS, D.R. 5.5 & D.R. 16
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone
Acres: 1.9
District 9th

Dear Mr. Hammond,

On review of the plan of January 29, 1981 the State Highway Administration comments as follows:

The existing site is in the area of proposed Highway Rehabilitation to Harford Road Route 147. The limit of work is from Second Avenue to Joppa Road and will be constructed under Contract No. B-233-001-671. The contractor has been notified to proceed with the prosecution of the subject contract on or before March 16, 1981.

The existing entrance @ the north side of the property will be improved with a 30' depressed entrance.

The proposed relocated entrance on the south side of the property must be 30' in width and of depressed curb type to conform with the new construction. A concrete curb and gutter will be required on or in back of the Right of Way line.

In the event the developer applies for access before the existing entrance is reconstructed every effort will be made through the District #4 engineer to have the existing entrance relocated to the south.

If the time frame is not acceptable to the developer, or the District #4 Engineer for the State Highway Administration to relocate the existing entrance, the developer will be required to relocate the entrance at his expense through a permit issued by the Bureau of Engineering Access Permits. My telephone number is 301-659-1350

Con't

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203

James J. O'Donnell
Secretary
M. S. Caltrider
Administrator

Mr. William Hammond
Page 2
March 17, 1981

The required concrete curb and gutter on or in back of the Right of Way line must be constructed under permit issued by the Bureau of Engr. Access Permits.

I am sending a partial copy of the construction drawings showing the improved existing entrance to the north.

If you have any questions please do not hesitate to call.

Very truly yours,

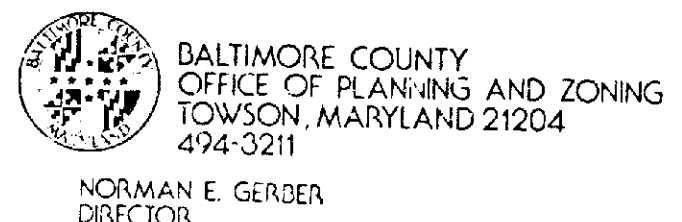
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW/es

cc: Mr. John Smith
c/o G.W. Stephens Jr.

enc.



May 18, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #162, Zoning Advisory Committee Meeting, March 10, 1981, are as follows:

Property Owner: Paul M. and Eleanor C. Harrod
Location: W/S Harford Road 110' N. of Fifth Avenue
Acres: 1.9
District: 9th

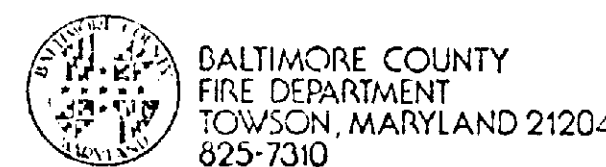
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The proposed screening must be clearly shown on the site plan as compact. The type of evergreen plant material and landscaping must be shown on the site plan.

The property is located within a traffic area controlled by an "F" level intersection.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



March 20, 1981

PAUL H. RENCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Paul M. & Eleanor C. Harrod

Location: W/S Harford Road 110' N. of Fifth Avenue

Item No.: 162 Zoning Agenda Meeting of March 10, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

X 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

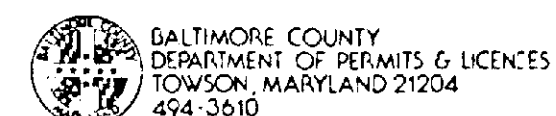
() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *Jan M. H. Jones*
Planning Group
Special Inspection Division

Noted and Approved: *George M. Commodari*
Fire Prevention Bureau

/mb



March 18, 1981

TED ZALESKI JR.
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #162 Zoning Advisory Committee Meeting, March 10, 1981 are as follows:

Property Owner: Paul M. & Eleanor C. Harrod
Location: W/S Harford Road 110' N. of Fifth Avenue
Existing Zoning: B/L-CNS, D.R. 5.5 & D.R. 16
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.

Acres: 1.9
District: 9th

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1976, the State of Maryland Code for the Handicapped and Aged, and other applicable Codes.

X B. A building/ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.

X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section 5.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

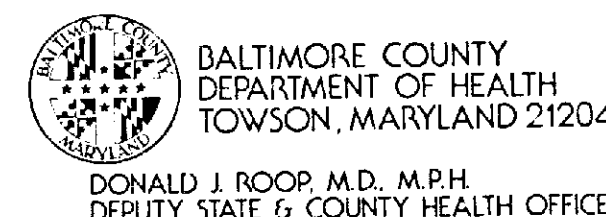
H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: Sprinklers in retail areas will be required. An elevator shall be required for the handicapped. Indicate handicapped parking, curbs, signs, building access, etc on the plans.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj



March 13, 1981

Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item 162, Zoning Advisory Committee Meeting of March 10, 1981, are as follows:

Property Owner: Paul M. and Eleanor C. Harrod
Location: W/S Harford Road 110' N. of Fifth Avenue
Existing Zoning: BL-CNS, D.R. 5.5 & D.R. 16
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.
Acres: 1.9
District: 9th

Metropolitan water and sewer are available.

The building or buildings on this site may be subject to a permit to construct and a permit to operate and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

If a food service facility is proposed, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,
Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJS/kc

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 5, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: March 10, 1981

RE: Item No: 162, 163, 164, 165
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

WSP/bp

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Harford Rd., 110' N of
Fifth Ave., 9th District : OF BALTIMORE COUNTY
PAUL M. HARROD, et ux, Petitioners : Case No. 81-204-SPH

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of May, 1981, a copy of the foregoing Order was mailed to Edward C. Covahey, Jr., Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners and Contract Purchaser, Eager Construction Company, Inc.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner Date: May 25, 1981
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petitioner No. 81-204-SPH Item 162

Petition for Special Hearing
West side of Harford Road, 110 feet North of Fifth Avenue
Petitioner- Paul M. Harrod, et ux

Ninth District

HEARING: Wednesday, June 3, 1981 (10:45 A.M.)

If this petition is granted, it is requested that the order be conditioned to require approval of a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development. It is suggested that particular care be taken in designing said plan so as to lessen as much as possible the impact of the proposed parking area on the adjacent residential properties.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

SUMMARY OF QUALIFICATIONS

June 1, 1981

EDUCATION

Antioch College, B.S. in Civil Engineering University of Illinois.

QUALIFICATIONS

Professional Engineering Registration in Maryland - 1958.
Whitman, Rehardt and Associates, 4 years designer of municipal utilities preparation of Baltimore County Design Standards.

EXPERIENCE

Baltimore County Department of Public Works, Chief Division of Research and Standards, 2 years preparation of Capital Program and Major Sewerage Reports.

Matz, Childs, and Associates of Rockville Associates Engineer, 2 years supervision of Development Planning and Engineering Projects (Highway and Storm Drainage).

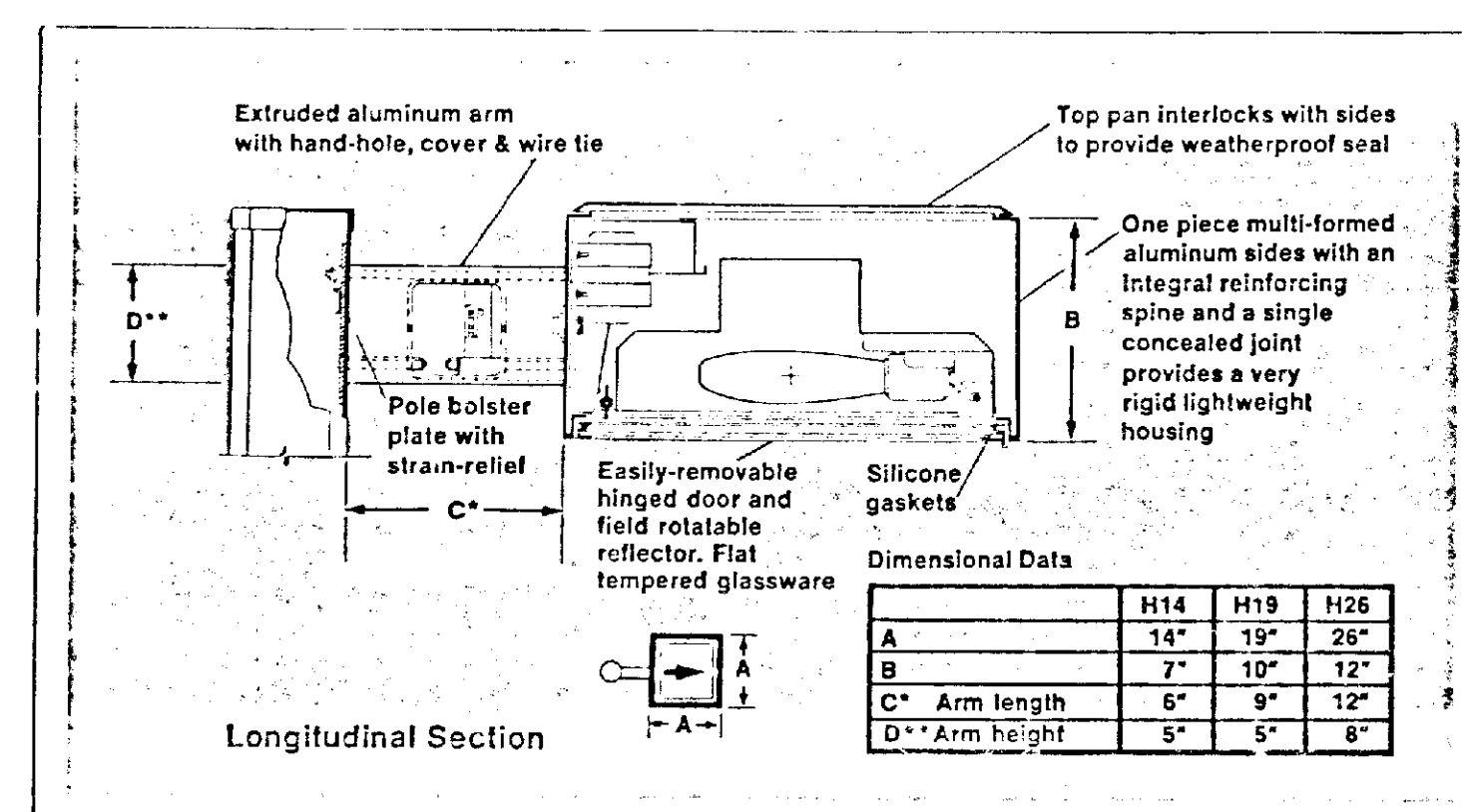
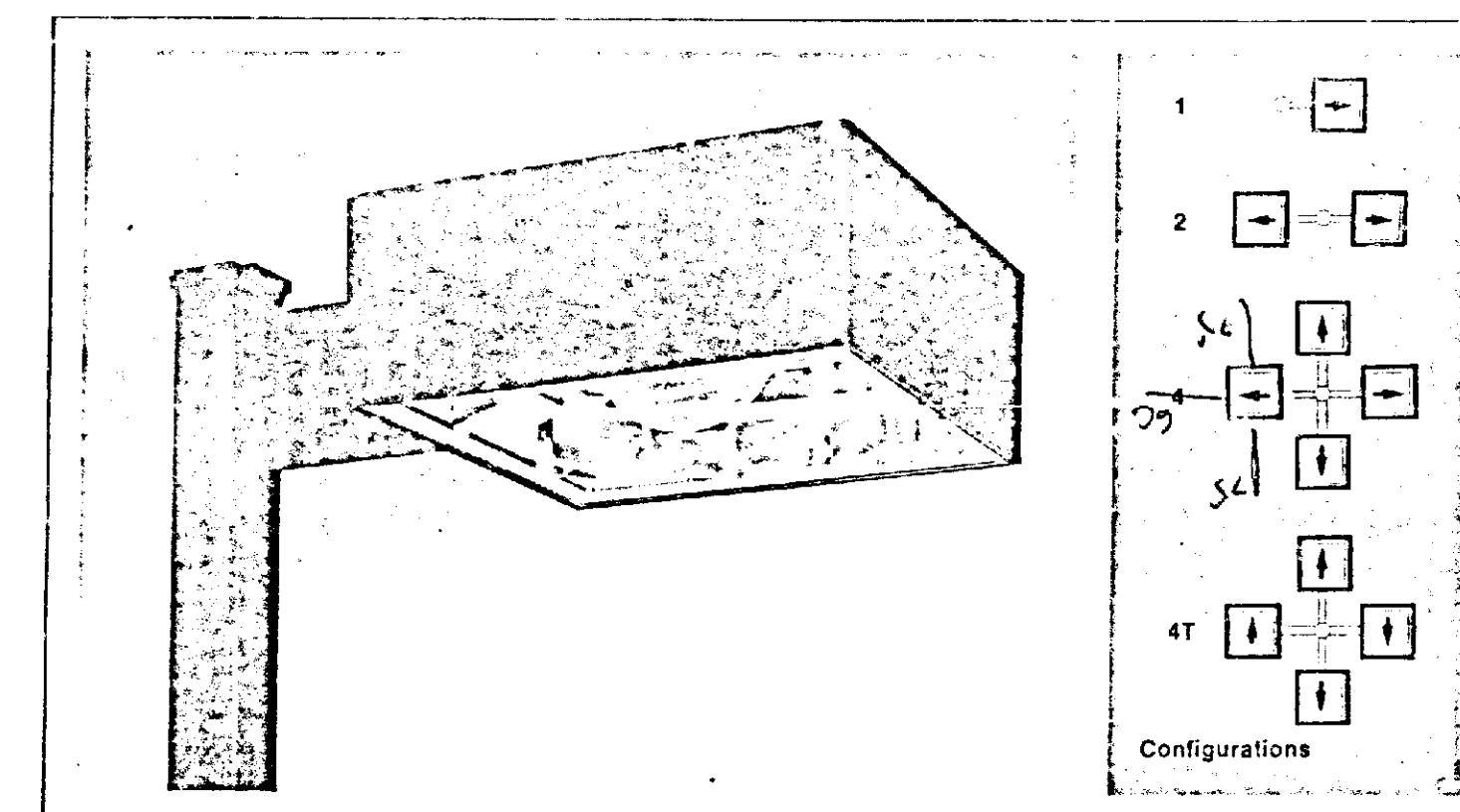
J. Strong Smith and Associates, Consulting Engineer, 8 years residential, industrial and commercial land development projects. Highway and Utility Design.

Smith, Teacher & Associates; Planners, Engineers and surveyors, 7 years community planning and engineering grading and sediment control design, surveys.

George William Stephens, Jr. & Associates, Inc.
Chief Engineer

Have made numerous appearances before Zoning Commissioners, Boards of Zoning Appeals and in circuit courts in Baltimore, Anne Arundel and Montgomery Counties.

Form Ten H Type I, III, VQ Light Distribution



Dimensional Data	H14	H19	H26
A	14"	19"	26"
B	7"	10"	12"
C* Arm length	6"	9"	12"
D** Arm height	5"	5"	6"

Gardco Lighting

Ordering Information

Catalog No.	Size	Configuration	Reflector Type**	Lamps Clear Bulb Lamps
H1411	14"	1	I	70 W H.P. Sodium
H1421	14"	2	I	100 W H.P. Sodium
H1413	14"	1	III	100 W Mercury
H1423	14"	2	III	100 W Mercury
H144T3	14"	4T	III	175 W H.P. Sodium*
H142Q	14"	2	VQ	175 W Mercury
H144Q	14"	4	VQ	175 W Metal Halide
H1511	19"	1	I	250 W H.P. Sodium
H1521	19"	2	I	250 W Mercury
H1513	19"	1	III	250 W H.P. Sodium
H1523	19"	2	III	250 W Mercury
H154T3	19"	4T	III	400 W H.P. Sodium
H152Q	19"	2	VQ	400 W Mercury
H154Q	19"	4	VQ	400 W Metal Halide
H2611	26"	1	I	1000 W H.P. Sodium
H2621	26"	2	I	1000 W Mercury
H2613	26"	1	III	1000 W H.P. Sodium
H2623	26"	2	III	1000 W Mercury
H264T3	26"	4T	III	
H262Q	26"	2	VQ	
H264Q	26"	4	VQ	

To order please add abbreviations for ballast voltage, lamp and finish to Catalog Number.

Reflector Type: H 19 23 120 400MH BRA
Configuration: 1
Size: 14
Prefix: H 19 23 120 400MH BRA
Finish: 1

*Supplied with ballast to operate 55 volt lamp unless specified otherwise.
**See Photometric Section (Indexed by Reflector Type, Configuration and Lamp).

Specifications

General Description:

Each Gardco Form Ten H shall be a rectangular, sharp cutoff luminaire for high intensity discharge lamps, totally enclosed with extruded aluminum arm(s) having an integral hand hole and cover for field wiring connections; shall be rain-tight, dust-tight, corrosion resistant. The hinged reflector and lens frame assemblies shall be safely retained in the closed and open positions and shall be readily removable without the use of tools. Configurations shall be one-way, two-way or four-way.

Housing: Sides shall be a one piece multi-formed aluminum assembly with an integral reinforcing spine and a single concealed joint. Tops shall be press-formed with a returned perimeter flange that shall interlock with the housing sides to provide a continuous weather-proof seal.

Lens Frame: The milled extruded aluminum frame shall retain the optically clear, heat and impact resistant, tempered flat glass in a sealed manner using hollow section, high compliance, factory-reinforced extruded silicone rubber and shall be equipped with concealed stainless steel tracks and hinge pins.

* Copyright 1977, Gardco Manufacturing Inc.

Reflector Assembly: The segmented optical system shall be of homogeneous sheet aluminum, electrochemically brightened, anodized and sealed. The segment, reflector shall be set in formed-in image cupulator systems to achieve Types I, III and VQ distributions. Reflector assemblies shall be equipped with quick disconnects. Lampholders shall be attached to reflector assemblies.

Electrical Characteristics: Ballast type lamp wattage and rated input voltage shall be as indicated on the plans. Each ballast shall be of the separate component type capable of providing reliable lamp starting down to -20°F. Ballasts shall have power factor better than 0.90 and shall be one of the following:

Mercury and Metal Halide Lamp Ballast
Regulating Type-medium regulation auto transformer units shall provide $\pm 5\%$ lamp power regulation with a $\pm 10\%$ variation from rated input voltage.

High Pressure Sodium Lamp Ballast
Regulating Type-medium regulation auto transformer units shall provide $\pm 10\%$ lamp

power regulation with a $\pm 10\%$ variation from rated input voltage.
Component to component wiring within the luminaire shall carry no more than 80% of rated current and shall be listed by UL for use at 600 VAC at 100°C or higher. Plug disconnects shall be listed by UL for use at 60 VAC, 15 A or higher.

Exterior Finishes:
Anodized: Each housing shall receive integral color, Aluminum Association Architectural Class I anodizing (Du-rode® or Kalcolor®) after fabrication. Specify Black or Bronze.

Painted: Aluminum sheets shall be cleaned, etched, rinsed and shall receive a chrome acid pre-treatment followed by two individually applied coats baked at 425°F consisting of an epoxy undercoat and a final thermosetting polyester finish coat. Normal hardness shall be H-2H on freshly painted surfaces. Surfaces shall be free from flow patterns, streaks, blisters, craters or other surface imperfections. Labels: All fixtures shall bear UL Wet Location and B.E.W. labels.

Gardco Lighting
Gardco Manufacturing Inc.
2651 Alvarado St., San Leandro, Calif. 94577
Phone 415-357-6900

Visibility Efficiency equals Energy Conservation

Visibility efficiency is a term coined by Gardco to encompass all of the design features that lead to excellent visual acuity/visibility while conserving energy. Lamp efficiency is not all important. Neither is total luminaire efficiency, but these factors combined with glare control and efficient light distribution (distribution providing uniform pavement brightness) all contribute to visibility efficiency. The sharp cutoff concept (originated by Gardco) can provide outstanding visibility with only 1 footcandle average illumination. A "cobra head" street light cannot provide equal visibility with even more illumination. With cobra heads, increases in illumination do not compensate for resulting increase in glare. Visibility can be increased only by lowering the maximum candpower (raising lamps or adding glare shield) and closing up pole spacings. With Gardco cutoff luminaires economical pole spacings can continue to be used because the beam spread is comparable to unshielded cobra heads even though it is cut off abruptly at the perimeter (3.75 mounting heights from the pole).



Figure 1. Proper overlapping of light from Gardco Cutoff luminaires provides good uniformity of pavement illumination. From the point of view of a driver at X the luminance of the area Y is due largely to light from luminaire B even though the illumination is due mainly to luminaire A.

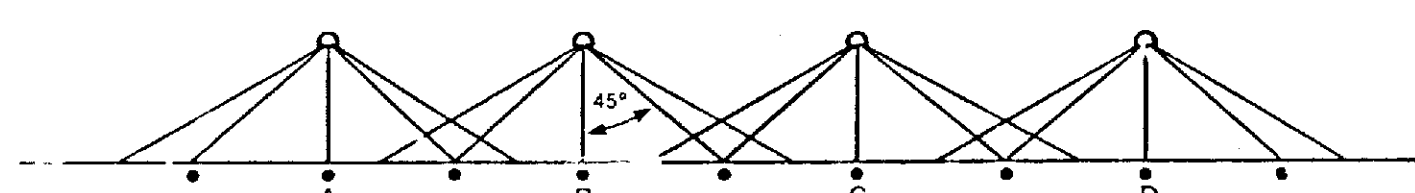


Figure 2. A system of short distribution cobra head luminaires with glare shields (A, B, C and D) which can provide satisfactory visibility but with the disadvantage of higher costs and greater obtrusiveness than with Gardco Cutoff luminaires.

HID Lamps-Clear Bulbs vs. Phosphor Coated Bulbs

Clear bulb HID lamps are the preferred lamps for Gardco's cutoff luminaires. Clear bulb lamps provide Gardco's Type I Medium Cutoff, Type III Medium Cutoff, Type V Quadrate Cutoff and CFL light distribution. Phosphor coated lamps when used in Gardco luminaires provides short distribution and less efficiency than clear lamps. Clear bulb lamps provide the best visibility efficiency.

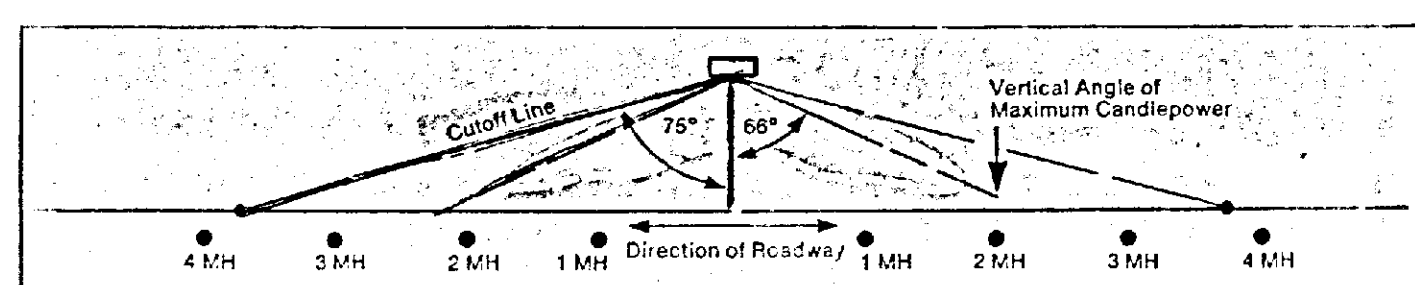


Figure 3. Showing main candpower beam of Gardco's Cutoff luminaires using clear bulb lamps.

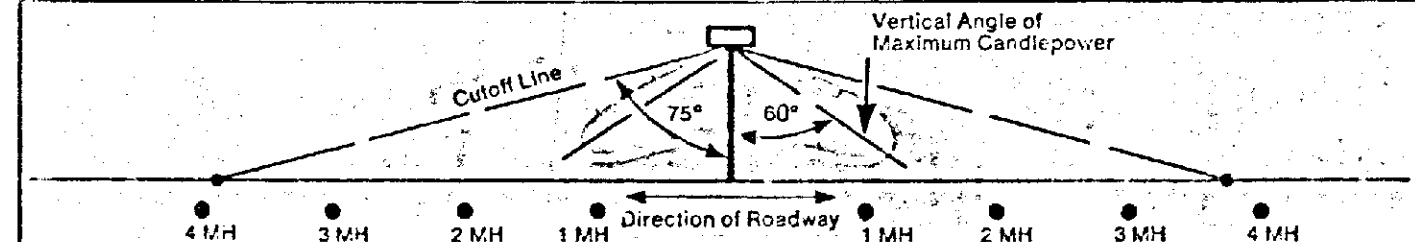


Figure 4. Showing main candpower beam of Gardco's Cutoff luminaires using phosphor coated lamps.

Copyright 1977, Gardco Manufacturing Inc.

Gardco Lighting
Gardco Manufacturing Inc.
2651 Alvarado St., San Leandro, Calif. 94577
Phone 415-357-6900

PETITION FOR SPECIAL HEARING 9th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: West side of Harford Road, 110 feet North of Fifth Avenue
DATE & TIME: Wednesday, June 3, 1981, at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit to allow off-street parking in a residential zone

All that parcel of land in the Ninth District of Baltimore County.

Being the property of Paul M. Harrod, et ux, as shown on plat plan filed with the Zoning Department.

Hearing date: Wednesday, June 3, 1981, at 10:45 A.M.
Public Hearings: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description of 1.9 acres \pm of land west side of Harford Road

Beginning at a point in the west right-of-way line of Harford Road, 110 feet more or less, north at the centerline of Fifth Avenue said point being in the last line of that land which by deed dated December 23, 1968 and recorded among the Land Records of Baltimore County in Liber 5061 page 269 was conveyed by Richard Lebert unto Paul M. Harrod; thence leaving said point and binding on the west right-of-way line of Harford Road as shown on Maryland State Highway Administration Plat No. 46317 the following four courses and distances:

- (1) By a curve to the right said curve having a radius of 334.83 feet for an arc distance of 76.74 feet
- (2) North 60°23'01" East 103.66 feet
- (3) South 29°36'59" East 3.00 feet
- (4) North 60°23'01" East 48.24 feet;

thence leaving said right-of-way line and binding on part of third line of the sixth parcel of that land which by Deed dated August 20, 1976 and recorded among the Land Records of Baltimore County was conveyed unto Louise A. Krause

- (5) North 25°17' West 61.48 feet; thence binding on the fourth line of aforementioned Deed to Krause
- (6) North 64°43' East 20.00 feet to a point in the third line of the aforementioned Deed to Harrod; thence binding on part of said line
- (7) North 25°17' West 250.00 feet to the end of said line; thence binding on the fourth, fifth and sixth lines of the aforementioned Deed to Harrod the following three courses and distance
- (8) North 74°33' West 70.00 feet
- (9) North 78°22' West 100.00 feet

January 28, 1981
Page 2

Description of 1.9 acres ± of land west side of Harford Road

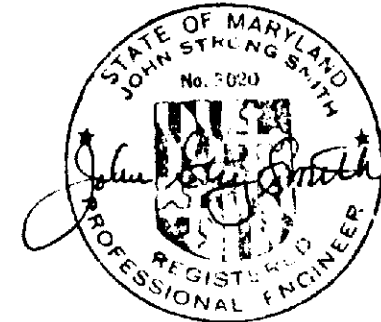
(10) South 9°12' West 81.00 feet; thence binding on part of aforementioned last line of deed to Harrod

(11) South 14°40' East 368.00 feet to the point of beginning.

Containing 1.9 acres of land more or less.

Saving and excepting that portion of the above described lot which is zoned B.L. and consists of 0.8 acres and DR 5.5 of 0.1 acres more or less.

This description is for zoning purposes only and is not intended for conveying of land.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 26, 1981

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Northeast corner Shawan Rd.
and McCormick Rd. Extension
Petition for Special Hearing
Paul M. Harrod, et ux
Case No. 81-204-SPH

Dear Mr. Covahey:

This is to advise you that \$96.63 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office building, Towson, Maryland 21204 before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

Mr. & Mrs. Paul M. HARROD
c/o Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

May 2, 1981

NOTICE OF HEARING

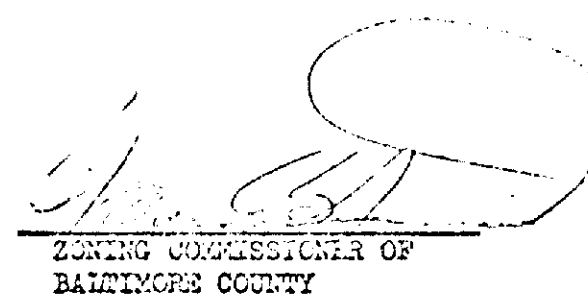
TIME: 10:45 A.M.

DATE: Wednesday, June 3, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Eager Construction Company, Inc.
P. O. Box 9881
Towson, Maryland 21204



PETITION FOR SPECIAL HEARING
9th DISTRICT

ZONING: Petition for Special Hearing

LOCATION: West side of Harford Road, 110 feet North of Fifth Avenue

DATE & TIME: Wednesday, June 3, 1981, at 10:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of Paul M. Harrod, et ux, as shown on plat plan filed with the Zoning Department.

Hearing date: Wednesday, June 3, 1981, at 10:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 8, 1981

Edward C. Covahey, Jr., Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Position for Special Hearing
W/S of Harford Rd., 110' N of Fifth Ave.
9th Election District
Paul M. Harrod, et ux - Petitioners
NO. 81-204- SPH (Item No. 162)

Dear Mr. Covahey:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mark Danneker, Esquire
305 West Chesapeake Avenue
Towson, Maryland 21204

Mr. Dominic Polumbo
9505 Ronleigh Drive
Baltimore, Maryland 21234

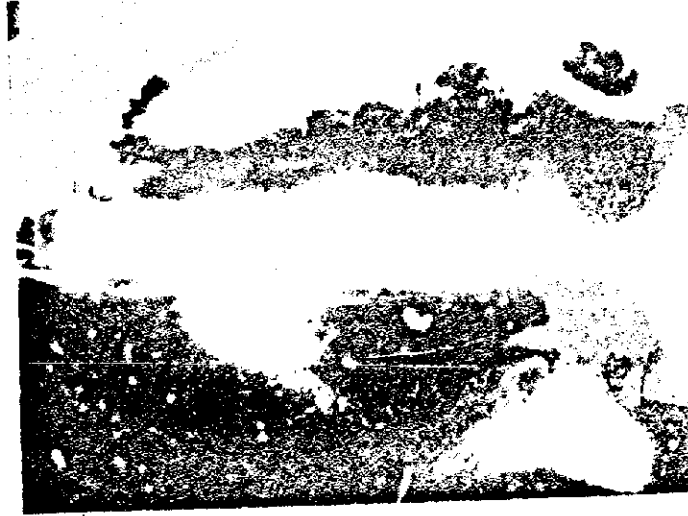
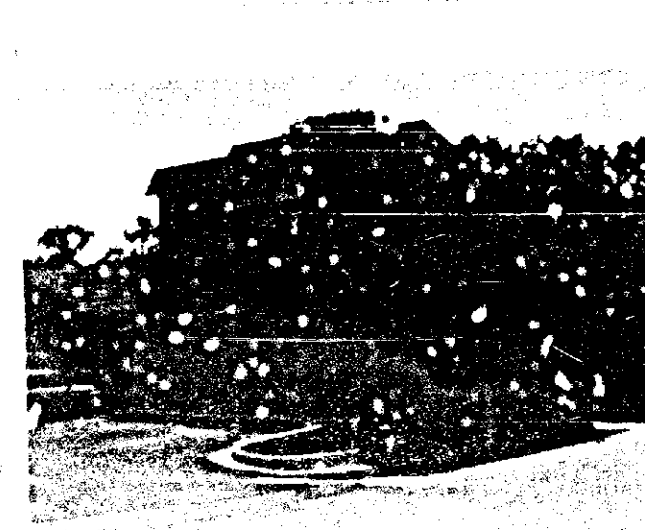
Mr. Karl Schauer
3040 Third Avenue
Baltimore, Maryland 21234

John W. Hessian, III, Esquire
People's Counsel

Ms. Jean A. Lee
2905 Fifth Avenue
Baltimore, Maryland 21234

Mr. Lawrence Schuerholz
2900 Fifth Avenue
Baltimore, Maryland 21234

Ms. Mary Konitzner
2904 Fifth Avenue
Baltimore, Maryland 21234



PETITION FOR SPECIAL HEARING
9th DISTRICT

ZONING: Petition for Special Hearing
LOCATION: West side of Harford Road, 110 feet North of Fifth Avenue.
DATE & TIME: Wednesday, June 3, 1981, at 10:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a use permit to allow off-street parking in a residential zone.

All that parcel of land in the Ninth District of Baltimore County, consisting of 1.9 acres ± of land west side of Harford Road, beginning at a point in the west right-of-way line of Harford Road, 110 feet north of Fifth Avenue, and extending south to the centerline of Fifth Avenue, said point being in the last line of that land which by deed dated December 2, 1961, was conveyed to Paul M. Harrod, et ux, as shown on the plat plan filed with the Zoning Department.

The land is zoned B.L. and consists of 0.8 acres and DR 5.5 of 0.1 acres more or less.

This description is for zoning purposes only and is not intended for conveying of land.

(1) By a curve to the right and curves having a radius of 84.83 feet for an arc distance of 70.74 feet

(2) North 60° 22' 01" East 105.66 feet

(3) South 29° 36' 58" East 3.00 feet

(4) North 60° 22' 01" East 48.24 feet

(5) North 60° 22' 01" East 105.66 feet

(6) North 60° 22' 01" East 105.66 feet

(7) North 60° 22' 01" East 105.66 feet

(8) North 60° 22' 01" East 105.66 feet

(9) North 60° 22' 01" East 105.66 feet

(10) North 60° 22' 01" East 105.66 feet

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., May 14, 1981

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., from May 14, 1981, to May 20, 1981, at 10:45 A.M.

One time - successive weeks before the 3rd day of June, 1981, the first publication appearing on the 11th day of May, 1981.

THE JEFFERSONIAN
L. Frank Stivers
Manager.

Cost of Advertisement, \$ 38.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097279

DATE June 3, 1981 ACCOUNT 01-662

AMOUNT \$96.63

RECEIVED Edward C. Covahey, Jr.

FOR Posting and Advertising Case #81-204-SPH

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: DJ Revised Plans: Change in outline or description Yes No

Previous case: 5572 & 5573 Map # 5496X & 5497X

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 24th day of February, 1981.

Filing Fee \$25.00 Received: Check Cash Other

Item 162 E. Hammond, Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097273

DATE May 4, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Edward C. Covahey, Jr., Esquire

FOR filing fee for case no. 81-204-SPH

VALIDATION OR SIGNATURE OF CASHIER



Edward C. Conway, Jr., Esquire
614 Bowley Avenue
Towson, Md. 21204

G.V. Stephens, Jr. & Associates
303 Illegary Avenue
Baltimore, Md. 21203

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 5th day
of April, 1981.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Paul M. Harrod, et ux

Petitioner's Attorney E.C. Conway, Jr., Esq.

Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9 Date of Posting 5/12/81
Posted for: Petition for Special Hearing
Petitioner: Paul M. Harrod, et ux
Location of property: 11015 Harford Rd., 110 ft. N. of
of 11015 Harford Rd.
Location of Signs: On corner of property for 11015 Harford
Rd.; On corner of property at proposed parking area
Remarks: None
Posted by *Alan Williams* Date of return 5/12/81
Number of Signs: 2

Petition For Special Hearing

9th District
ZONING: Petition for
Special Hearing
LOCATION: West side
of Harford Road, 110 feet
North of Fifth Avenue
DATE: Wednesday, June 3, 1981,
at 10:45 A.M.
PUBLIC HEARING:
Room 106, County Office
Building, 111 W.
Chesapeake
Avenue,
Towson, Maryland
The Zoning
Commissioner of Baltimore
County, by authority of the
Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing:
Petition for Special
Hearing under section
500.7 of the Baltimore
County Zoning
Regulations, to determine
whether or not the Zoning
Commissioner and/or
Deputy Zoning
Commissioner should
approve a use permit to
allow off-street parking in a
residential zone.
All that parcel of land in
the Ninth District of
Baltimore County
Description of 1.9 acres
m/l or land west side of
Harford Road.
Beginning at a point in
the west right-of-way line

of Harford Road, 110 feet
more or less, north at the
centerline of Fifth Avenue
said point being in the last
line of that land which by
deed dated December 23,
1968 and recorded among
the Land Records of
Baltimore County in Liber
5061 Page 269 was
conveyed by Richard
Lebert unto Paul M.
Harrod; thence leaving
said point and ang on
the west right-of-way line
of Harford Road as shown
on Maryland State
Highway Administration
Plat No. 46317, the
following four courses and
distances:
(1) By a curve to the
right said curve having a
radius of 884.83 feet for an
arc distance of 76.74 feet
(2) North 60°23'01" East
103.66 feet (3) South
29°36'59" East 3.00 feet (4)
North 60°23'01" East
48.24 feet; thence leaving
said right-of-way line and
binding on part of third line
of the sixth parcel of that
land which by Deed dated
August 20, 1976, and
recorded among the Land
Records of Baltimore
County was conveyed unto
Louise A. Krause (6) North
29°17' West 81.4 feet;
thence binding on the
fourth line of
aforementioned Deed to
Krause (6) North 64°45'
East 20.00 feet to a point in
the third line of the
aforementioned Deed; thence
Harrod; thence binding on
part of said line (7) North
29°17' West 270.00 feet to
the end of said line; thence
binding on the fourth, fifth
and sixth lines of the
aforementioned Deed to
Harrod the following three
courses and distances: (8)
North 74°33' West 70.00
feet (9) North 78°22' West
100.00 feet (10) South 9°12'
West 81.00 feet; thence
binding on part of
aforementioned last line of
Deed to Harrod (11) South
14°40' East 368.00 feet to
the point of beginning.

Containing 1.9 acres of
land more or less. Saving
and exception that portion
of the above described lot
which is zoned B.L. and
consists of 0.8 acres and
118 5.5 of 0.1 acres more or
less.

Being the property of
Paul M. Harrod, et ux, as
shown on plat plan filed
with the
Zoning
Department

Date:
Hearing: Wednesday, June 3, 1981,
at 10:45 A.M.

Public Hearing: Room
106, County Office
Building, 111 W.
Chesapeake Avenue,
Towson, Maryland.

BY ORDER OF:
William E. Hammond
Zoning Commissioner of
Baltimore County

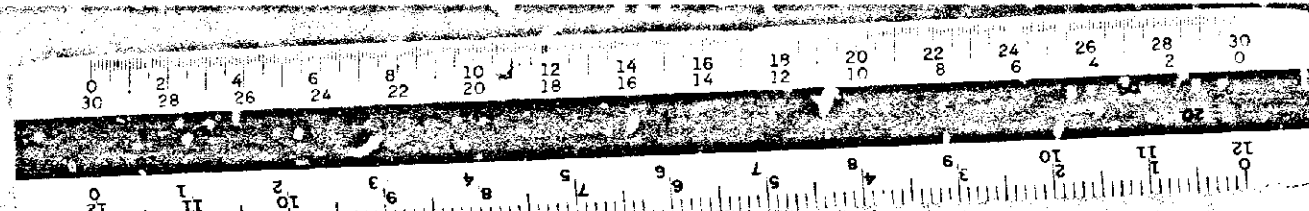
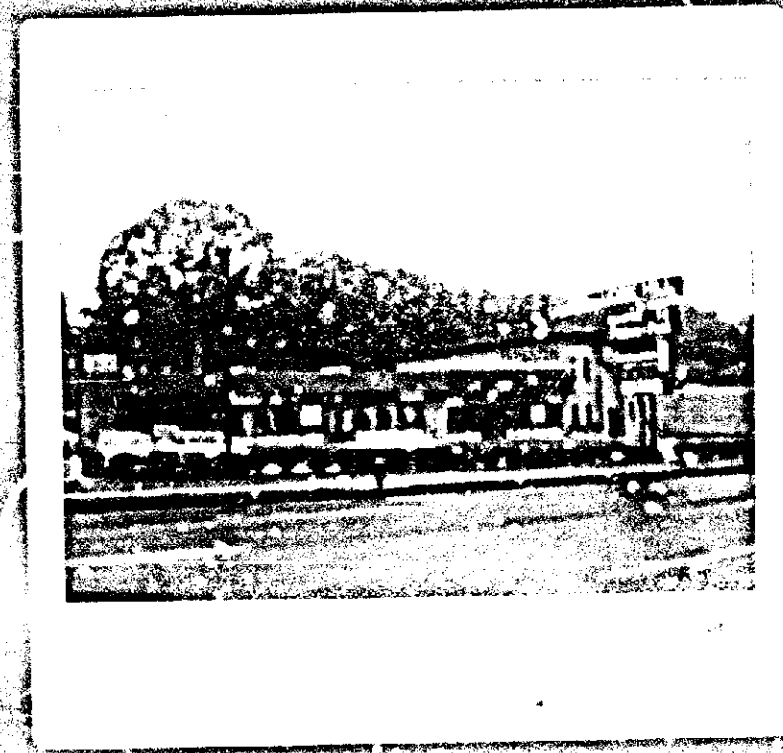
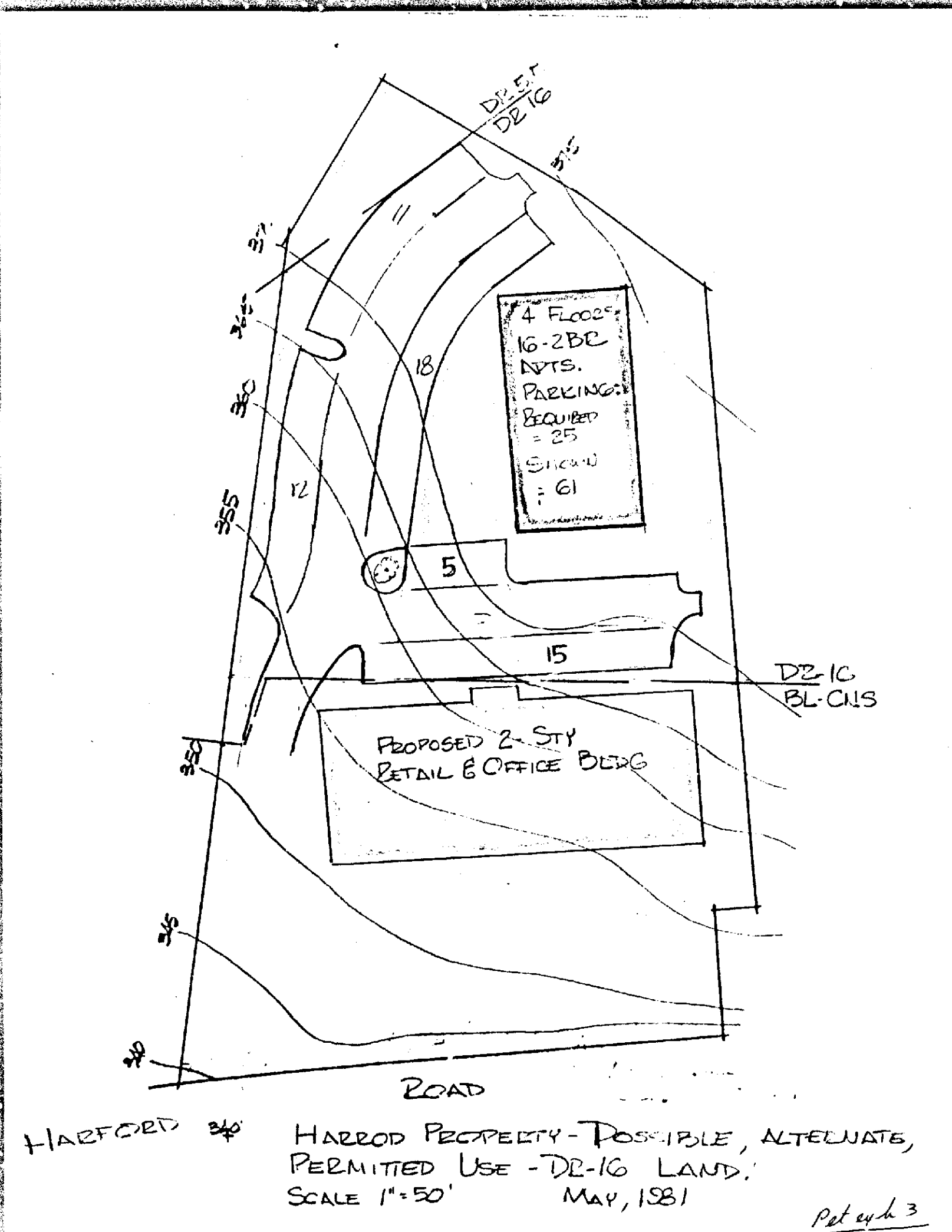
The Essex Times

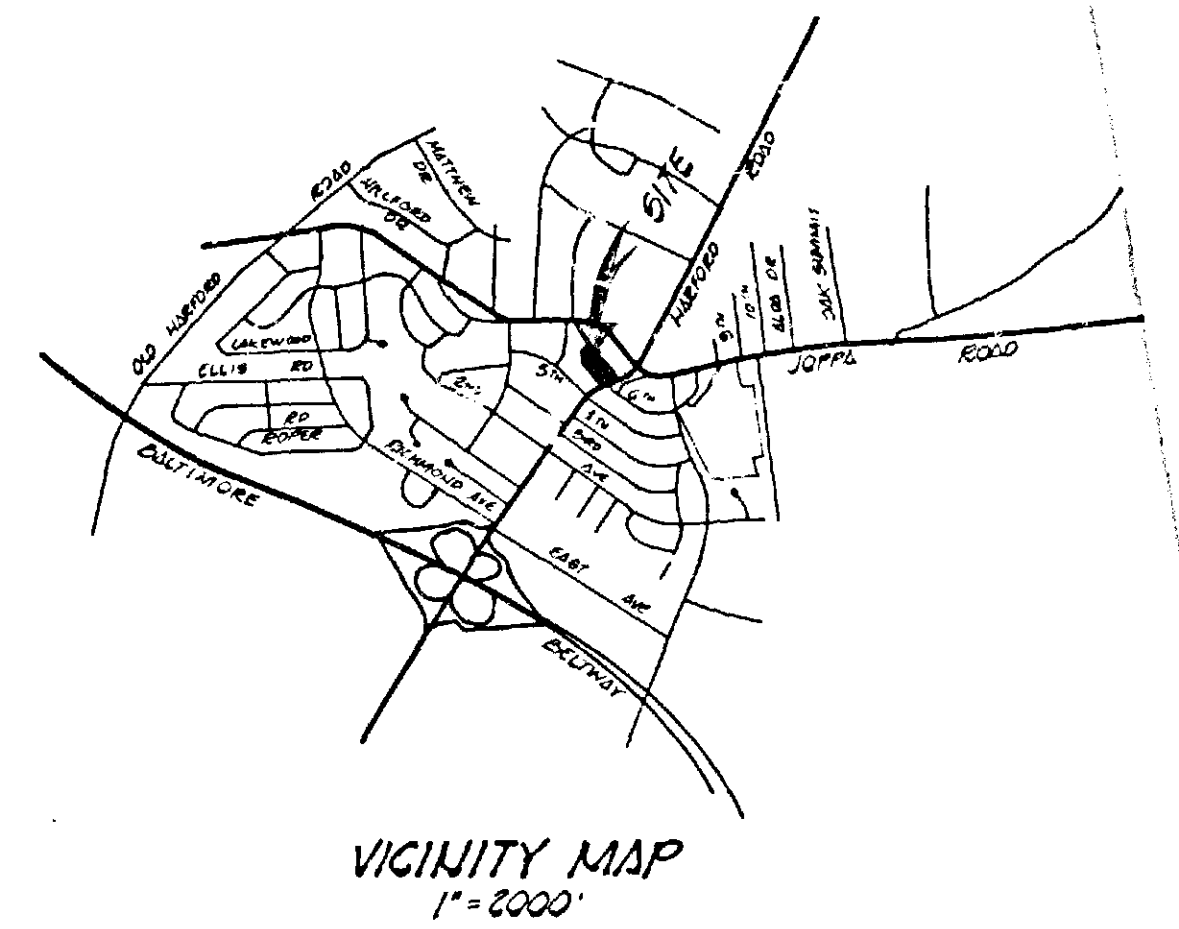
Essex, Md., May 14 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive

weeks before the 14th day of
May, 1981
John D. W. Jr. Publisher.





THE APPLICATION HAS COMPLIED WITH OR WILL COMPLY WITH THE OCT 97 ZONING CYCLE II, ITEM 6. CASE NO. 78-BD-2 COMMENTS HAVE BEEN COMPLIED WITH.

THIS APPLICATION COMPLIES WITH SECTION 6094
AS FOLLOWS:

- A. THE LAND ADJOINS THE BL ZONE AND THE PROPOSED BUSINESS USE.
- B. ONLY PASSENGER CARS (EXCLUDING BUSES) WILL USE THE PROPOSED PARKING IN THE DR-16 ZONE.
- C. THERE IS NO LOADING OR USE OTHER THAN PARKING PROPOSED.
- D. LIGHTING WILL BE REGULATED AS SHOWN BELOW AND LIMITED TO THE HOURS OF 5:00 PM TO 10:00 PM.
- E. SCREENING WILL BE FURNISHED AS SHOWN.
- F. THE PARKING AREA WILL BE BITUMINOUS AND WELL DRAINED.
- G. PARKING AND ACCESS WILL BE GENERALLY AS SHOWN ON THIS PLAN.
- H. APPLICANT WILL MAINTAIN BUILDING ACCESS, PARKING, AND OTHER FACILITIES. USE OF BUILDING WILL BE BETWEEN 7:00 AM AND 9:00 PM.

SITE DATA

GROSS AREA: 19 ACS ± (AREA IN DR-16 = 1.0 ACS ±)

EMIGRATING ZONING 95-0125, 95-5.5 & 95-16

APPROXED LEASE RETAIL OFFICE BUILDING IN FLICKING
1ST FLOOR RETAILER 18,300 ?
2ND FLOOR OFFICE 213,000 ?

PLACING REQUIREMENTS

RETAIL	12,800 + 200 PER = 63
OFFICE	12,800 + 500 PER = 55.6
TOTAL SPACES REQUIRED 119	

PAVING TO BE CONTINUOUS CONCRETE SURFACE
LIGHTING TO BE 8 HIGH GARAGE ALL BE LIGHTS.
WERE DESIGNATED THIS ▼ AND ARE TO BE
REARRANGED SO THAT LIGHT WILL NOT BE DIRECTED
TOWARD RESIDENTIAL AREAS.

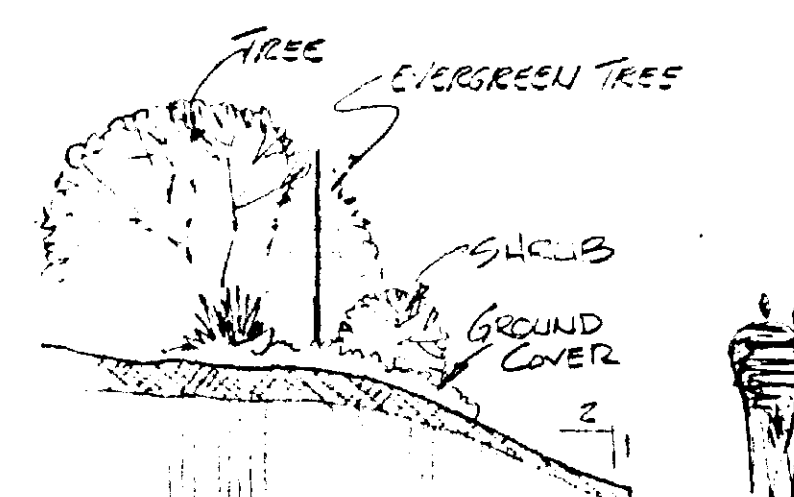
DATA FOR JOPPS, GARDNER, RINCE, & 5TH AVE. WERE
TAKEN FROM: WATER SWISS "73-5321, 5322, 51-113, 47-552
S&A R/W PLATS 46317 & 46318

A PLAT TO ACCOMPANY ZONING PETITION
FOR

HARROD PROPERTY
A SPECIAL HEARING

TO
PERMIT PARKING IN A DRUG ZONE

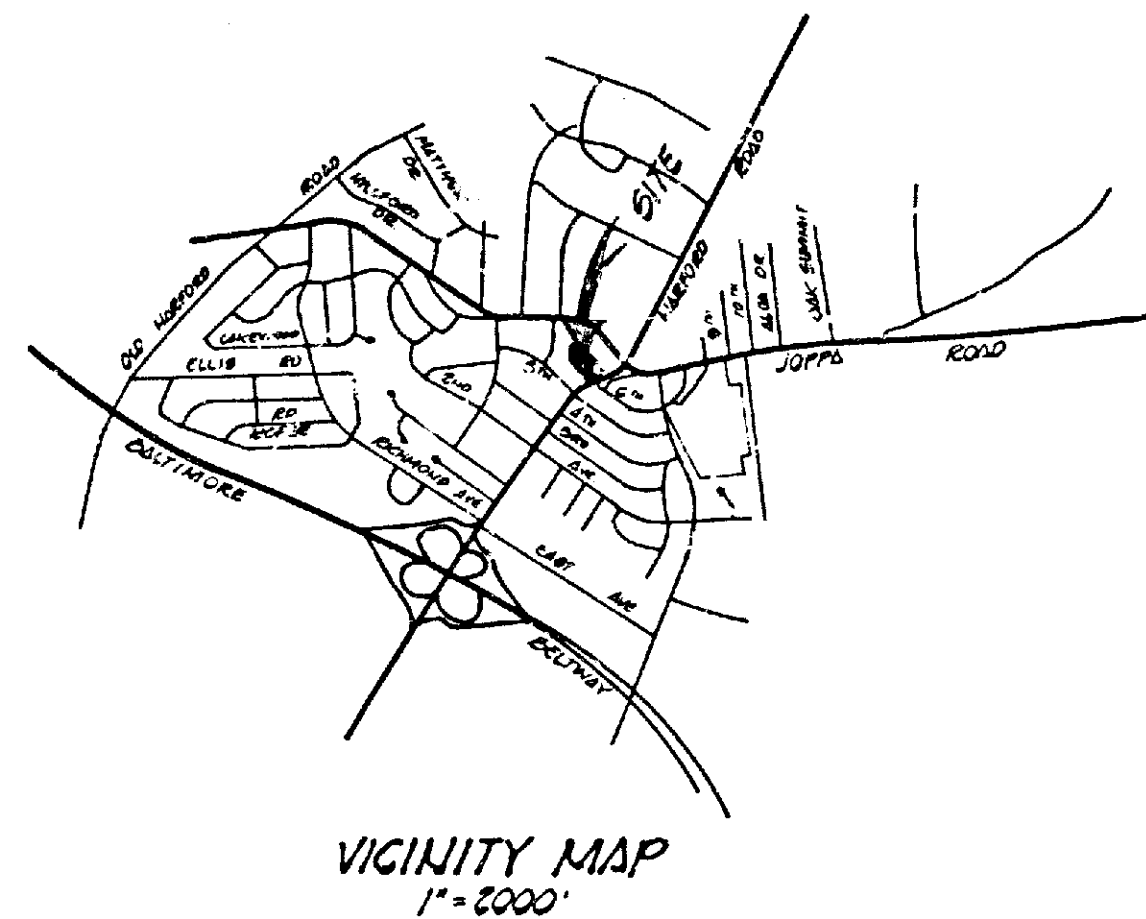
BALTIMORE COUNTY MARYLAND CARNEY
3TH ELECT. DISTRICT
SCALE: 1"=50'



TYPICAL SCREENING



G.W. STEPHENS, JR. & ASSOCIATES
303 ALLEGHANY AVE TOKYON MARYLAND



THE APPLICATION HAS COMPLIED WITH OR WILL COMPLY WITH THE 477 ZONING CYCLE I, ITEM 6, CASE NO. 78-184. COMMENTS HAVE BEEN COMPLIED WITH.

- THIS APPLICATION COMPLES WITH SECTION 4094 AS FOLLOWS:
- A. THE LAND ADJOINS THE BL ZONE AND THE PROPOSED BUSINESS USE.
 - B. ONLY PASSENGER CARS (EXCLUDING BUSES) WILL USE THE PROPOSED PARKING IN THE DR-16 ZONE.
 - C. THERE IS NO LOADING OR USE OTHER THAN PARKING PROPOSED.
 - D. LIGHTING WILL BE REGULATED AS SHOWN BELOW AND LIMITED TO THE HOURS OF 5:00 PM TO 10:00 PM.
 - E. SCREENING WILL BE FURNISHED AS SHOWN.
 - F. THE PARKING AREA WILL BE BITUMINOUS AND WELL DRAINED.
 - G. PARKING AND ACCESS WILL BE GENERALLY AS SHOWN ON THIS PLAT.
 - H. APPLICANT WILL MAINTAIN BUILDING, ACCESS, PARKING, AND OTHER FACILITIES. USE OF BUILDING WILL BE BETWEEN 7:00 AM AND 9:00 PM.

SITE DATA

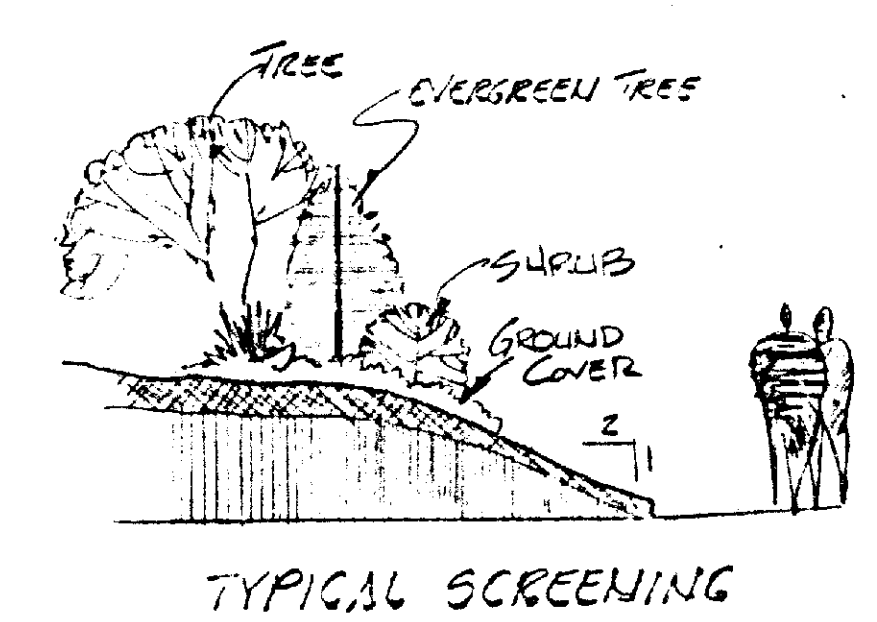
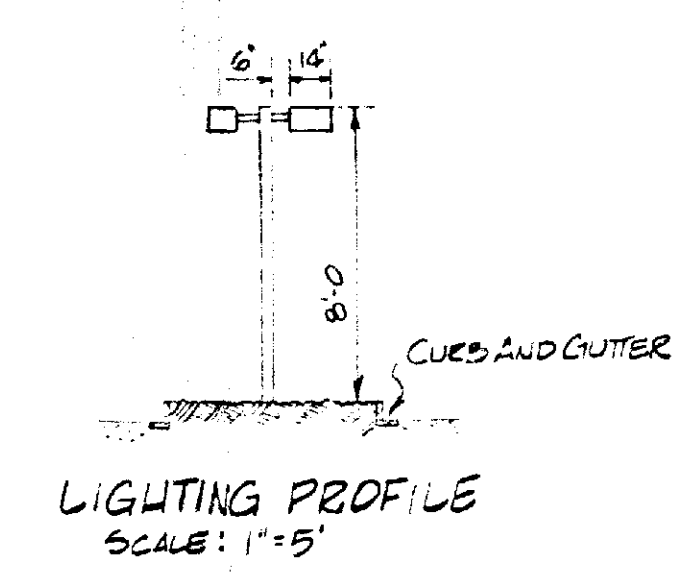
GROSS AREA: 1.9 ACES (AREA IN DR-16: 1.0 ACES)
 EXISTING ZONING: BL-CNS, DR-5.5 & DR-16
 PROPOSED USE: RETAIL & OFFICE BUILDING W/ PARKING
 1ST FLOOR RETAIL: 12,000 sq. ft.
 2ND FLOOR OFFICE: 12,000 sq. ft.

PARKING REQUIREMENTS

RETAIL	12,000 ÷ 200 PER = 60
OFFICE	12,000 ÷ 500 PER = 24
TOTAL SPACES REQUIRED	84
SPACES PROVIDED	97

PLANS TO BE BITUMINOUS CONCRETE SURFACE
 LIGHTING TO BE 5' HIGH GARCO HALLIE LIGHTS, WERE DESIGNATED THUS AND ARE TO BE ARRANGED SO THAT LIGHT WILL NOT BE DIRECTED TOWARD RESIDENTIAL AREAS.

DATA FOR JOPPA, HARFORD, ROULEIGH & 5TH AVE. WERE TAKEN FROM WATER CHMS "73-0301, 0303, 51-113, 47-552 2ND R/W PLATS 46-17 & 46-918



A PLAT TO ACCOMPANY ZONING PETITION FOR
HAREOD PROPERTY
 A SPECIAL HEARING
 TO
 PERMIT PARKING IN A DR-16 ZONE

REVISION	DATE
4094 NOTES COORDINATES & LIGHTING PROFILE ADDED	1/7/81

BALTIMORE COUNTY MARYLAND CARNEY
 9TH ELEC. DISTRICT DATE: Jan. 22, 81 81-204 SP-11
 SCALE: 1"=50' PLAN: 04461
 Pet. Ex. 2



G.W. STEPHENS, JR. & ASSOCIATES
 303 ALLEGHANY AVE. TOWSON MARYLAND

